



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Offers in excess of  
**£235,000**



## 62 Ashgate Road, Eastbourne, BN23 7ES

Located in a popular residential area, this well maintained two bedroom mid terrace house offers generous living space and a modern finish, ideal for first time buyers, downsizers or investors. The ground floor features a bright living room flowing into a spacious dining area, providing a flexible layout for day to day living or entertaining. The modern Wren kitchen is well fitted with stylish units and integrated appliances and there's also a separate utility room with plumbing, offering added convenience. Upstairs, the property offers two large double bedrooms and a modern family bathroom. The rear garden includes a decked seating area and a lawn, providing a simple, low-maintenance outdoor space.

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## Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge
- Dining Area
- Kitchen
- Utility Room
- Bathroom/WC
- Lawned Rear Garden
- Double Glazing & Gas
- Central Heating Throughout

### Entrance

UPVC front door to-

### Hallway

Radiator. Storage cupboard. Door to utility room.

### Lounge

11'11 x 11'10 (3.63m x 3.61m)

Radiator. Fireplace with inset electric fire. Double glazed window to front aspect.

### Dining Area

10'2 x 7'5 (3.10m x 2.26m)

Carpet. Double glazed door to garden.

### Kitchen

8'11 x 7'3 (2.72m x 2.21m)

New Wren kitchen with a range of fitted wall and base units, surrounding marble effect worktop with inset single drainer sink unit and mixer tap. Four ring electric hob with electric oven under and extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted combi boiler. Part tiled walls. Laminate flooring. Double glazed window to rear aspect.

### Utility Room

8'8 x 4'11 (2.64m x 1.50m)

Space and plumbing for appliances. Vinyl flooring. Frosted window to side aspect. UPVC door to garden.

### Stairs from Ground to First Floor Landing

Radiator. Access to loft (we have not inspected the loft but the vendor has advised the loft is partially boarded and has power).

### Bedroom 1

18'4 x 12'0 (5.59m x 3.66m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

### Bedroom 2

11'9 x 10'6 (3.58m x 3.20m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with wall mounted shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with an area of decking adjoining the house.

### Parking

A driveway to the front of the property provides off road parking.

**COUNCIL TAX BAND = B**

**EPC = D**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.